



Edmonton

Clareview Town Centre

LP: \$165,000

#314 4312 139 AV NW

T5Y 3J4

SP:

M

Listing ID #E4449439

Building TypeLowrise Apartment

StyleSingle Level Apartment

Year Built2004

Full Baths2

Half Baths0

Total Baths2.0

Tot Flr AG SqFt1,087.06

Sold Date

Bedrooms Above2

Bedrooms Total2

BasementNone

Basement DevNo Basement

Tot Flr AG SqM100.99

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Well maintained unit with one of the best views in the complex! This 3rd floor apartment includes 2 bedrooms (primary is massive with walk in closet!), 2 full baths, den/storage room plus in suite laundry room. Spacious layout offers open concept kitchen overlooking the dining & living room. Chefs will enjoy the ample counter space + pantry. Built in gas fireplace for cozy evenings in. Covered balcony is east facing & offers a view of beautiful open skies and sports field. Unit includes secure heated underground parking + storage cage. Complex also has a great gym for easy workouts + party room for gatherings. Just a quick walk across the field and you are at the Clareview Recreation Centre where you can swim, skate, play in the gymnasium or visit the public library. LRT station is just across the street to take you wherever you need to go- downtown, MacEwan, University of Alberta! Walking distance to services including Superstore, Walmart & many restaurants. Plentiful visitor parking too! Move in ready.

Directions

Living Room	3.65x4.45	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.18x3.75	M	Bedroom 4			1	4	M	No	Main		
Kitchen	2.49x3.23	M	Storage Room	1.63x2.14	M	2	4	M	Yes	Upper		
Family Room			Laundry Room	1.44x2.39	M	3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.45x6.08	M				6				Tot Flr AG	100.99	1,087.06
Bedroom 2	2.75x3.89	M				7				# Finished	1	

Heat SourceNatural Gas

Heat TypeBaseboard

FoundationConcrete

Roof TypeAsphalt Shingles

ExteriorStucco

FlooringCarpet, Laminate Flooring

FeaturesCloset Organizers, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage Cage

ConstructionWood Frame

BasementNone / No Basement

Separate Ent

2nd Suite

Garage Suite

Garden Suite

Lot Shape

Lot Size SqM75.29

Zoning

Tax Amount\$1,393.79 / 2024

Conform Type

Conform Year

Goods Excl

Permit By Seller

Permit

Permit

Front ExposureWest

F x D (m)x

Goods InclDishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

WarrantyNone

FireplaceYes

FP FuelGas

FP TypeInsert

HOA Y/NNo

HOA Fee/Schd/

HOA Fee Incls

Site FeaturesBacks Onto Park/Trees, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

ParkingHeated, Parkade, Underground

Road Access	Paved	Park Encl/Tot	1 / 1	Garage Dim	
Condo Name	Estates Of Clareview	Floor Location	Other	Floor#	3
Condo Fee	\$760.23	#Floors in Build	4	Elevator	Yes
Fee Includes	Amenities w/Condo, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Assigned		
		Unit Exposure	E		